



**Waltham Gate, Waltham Cross EN8 0XN**

**welcome to**

## **Waltham Gate, Waltham Cross**

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

#### **Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )  
Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

#### **Dining Room**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
patio doors, radiator, laminate floor.

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

13' 8" max x 9' 7" max ( 4.17m max x 2.92m max )  
Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

#### **En-Suite**

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

#### **Bedroom 2**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to rear aspect, radiator, fitted carpet.

#### **Bedroom 3**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Double glazed window to front aspect, radiator, fitted carpet.

#### **Bathroom**

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

#### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





***view this property online*** [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



welcome to

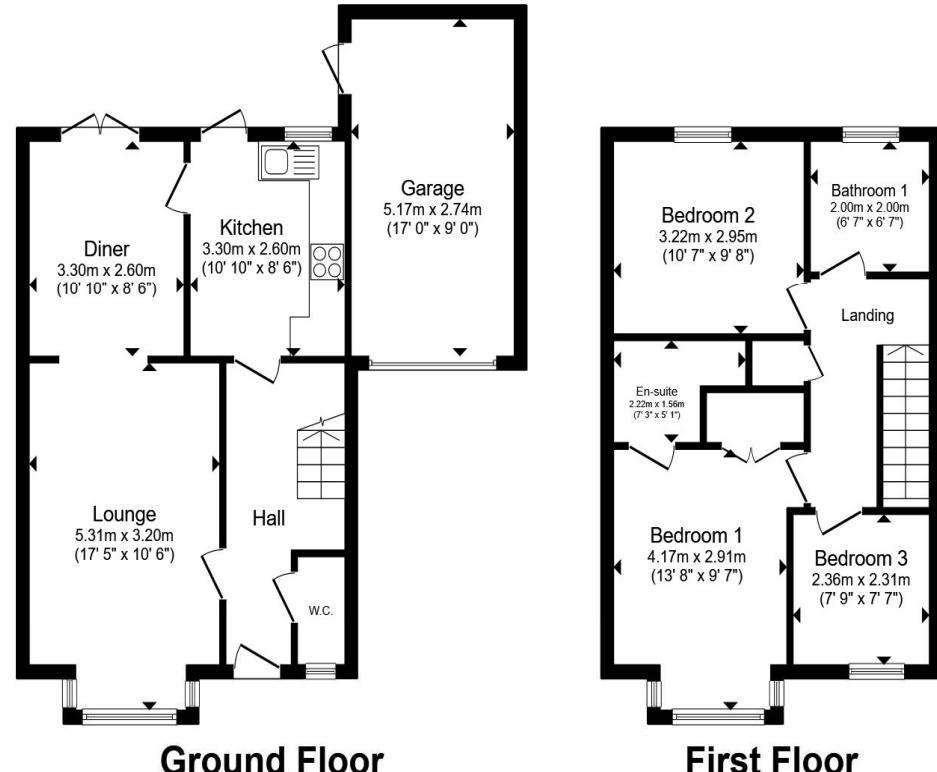
## Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£525,000**



Ground Floor

First Floor

Total floor area 102.1 m<sup>2</sup> (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



Property Ref:  
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)



**Waltham Gate, Waltham Cross EN8 0XN**

**welcome to**

## **Waltham Gate, Waltham Cross**

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

#### **Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )  
Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

#### **Dining Room**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
patio doors, radiator, laminate floor.

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

13' 8" max x 9' 7" max ( 4.17m max x 2.92m max )  
Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

#### **En-Suite**

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

#### **Bedroom 2**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to rear aspect, radiator, fitted carpet.

#### **Bedroom 3**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Double glazed window to front aspect, radiator, fitted carpet.

#### **Bathroom**

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

#### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





***view this property online*** [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



welcome to

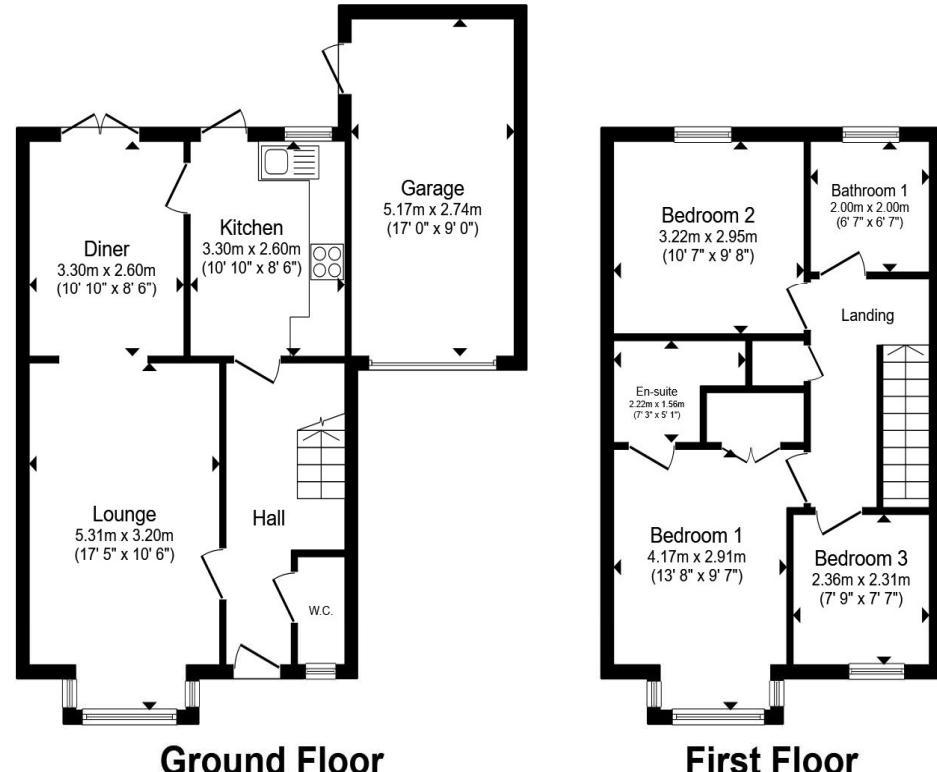
## Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£525,000**



Ground Floor

First Floor

Total floor area 102.1 m<sup>2</sup> (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



Property Ref:  
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)



**Waltham Gate, Waltham Cross EN8 0XN**

**welcome to**

## **Waltham Gate, Waltham Cross**

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

#### **Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )  
Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

#### **Dining Room**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
patio doors, radiator, laminate floor.

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

13' 8" max x 9' 7" max ( 4.17m max x 2.92m max )  
Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

#### **En-Suite**

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

#### **Bedroom 2**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to rear aspect, radiator, fitted carpet.

#### **Bedroom 3**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Double glazed window to front aspect, radiator, fitted carpet.

#### **Bathroom**

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

#### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





***view this property online*** [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



welcome to

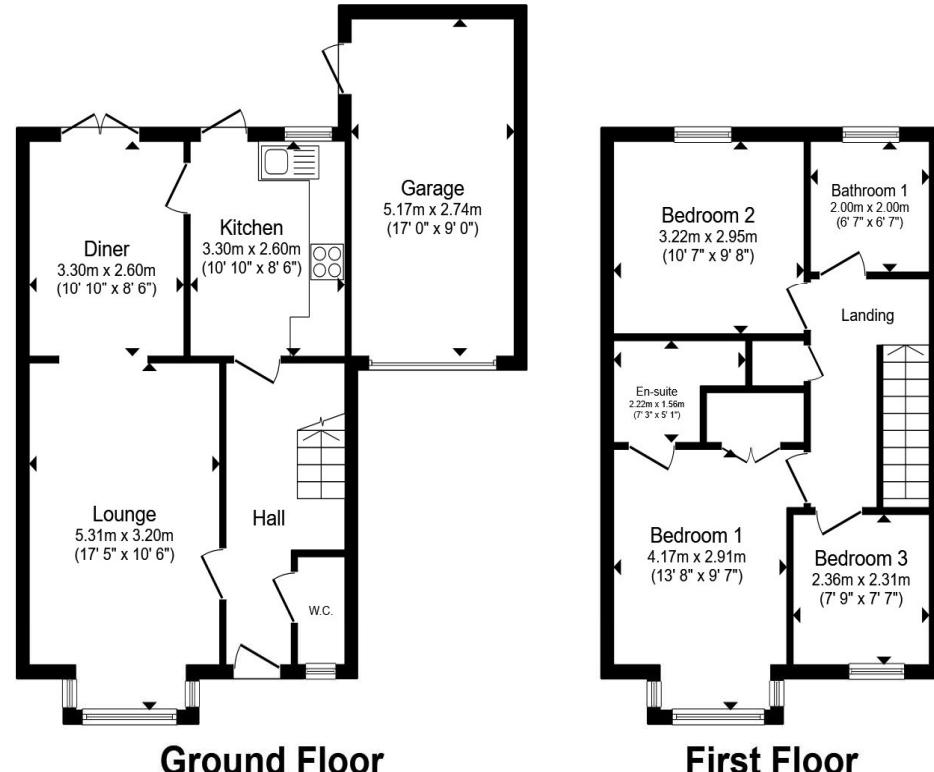
## Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£525,000**



Ground Floor

First Floor

Total floor area 102.1 m<sup>2</sup> (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



Property Ref:  
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)



**Waltham Gate, Waltham Cross EN8 0XN**

**welcome to**

## **Waltham Gate, Waltham Cross**

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

#### **Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )  
Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

#### **Dining Room**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
patio doors, radiator, laminate floor.

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

13' 8" max x 9' 7" max ( 4.17m max x 2.92m max )  
Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

#### **En-Suite**

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

#### **Bedroom 2**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to rear aspect, radiator, fitted carpet.

#### **Bedroom 3**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Double glazed window to front aspect, radiator, fitted carpet.

#### **Bathroom**

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

#### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





***view this property online*** [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



welcome to

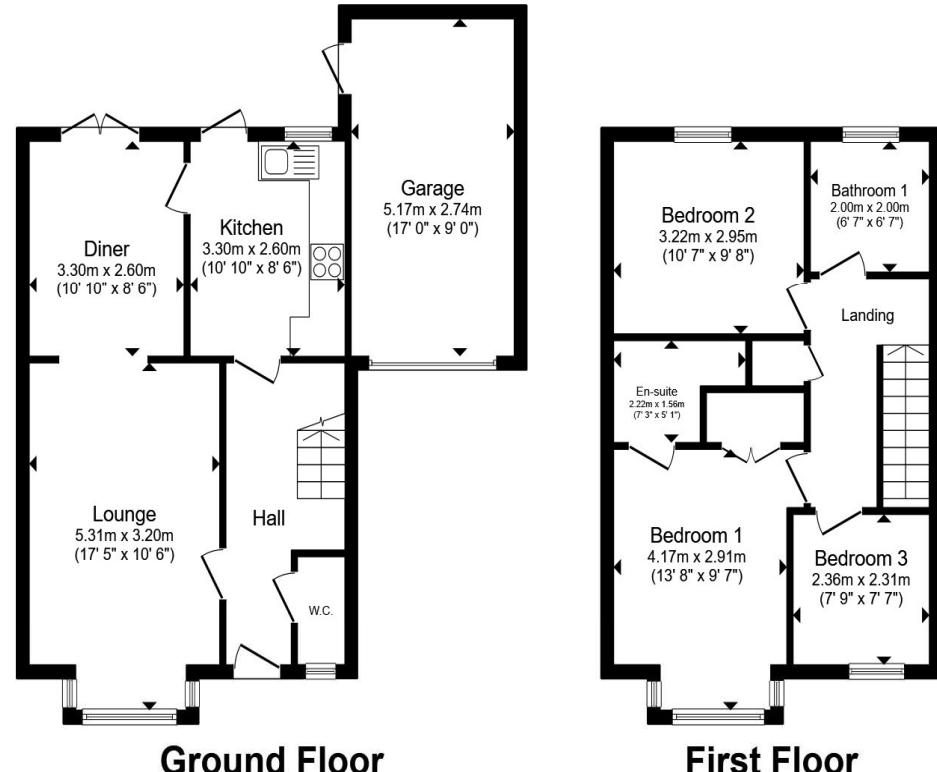
## Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£525,000**



Total floor area 102.1 m<sup>2</sup> (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

view this property online [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



Property Ref:  
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



Broxbourne@williamhbrown.co.uk



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



**williamhbrown.co.uk**





**Waltham Gate, Waltham Cross EN8 0XN**

**welcome to**

## **Waltham Gate, Waltham Cross**

William H Brown are pleased to bring to the market this charming, chain free detached (linked only by a garage) three bedroom family home situated in a popular residential location. An early viewing is a must!

### **Accommodation Comprises Of:**

#### **Entrance Hall**

Stairs to first floor, radiator.

#### **Cloakroom**

Double glazed window to front aspect, wash hand basin, tiled floor, tiled walls, wc, radiator.

#### **Lounge**

17' 5" max x 10' 6" max ( 5.31m max x 3.20m max )  
Double glazed bay window to front aspect, radiator, fireplace, laminate floor.

#### **Dining Room**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
patio doors, radiator, laminate floor.

#### **Kitchen**

10' 10" x 8' 6" ( 3.30m x 2.59m )  
Double glazed window to rear aspect, double glazed door to rear aspect, a range of wall and base units with complimenting worktops, radiator, integrated oven, induction hob, extractor fan, plumbing for washing machine, integrated dishwasher, integrated fridge freezer, part tiled walls, tiled floor.

#### **Landing**

Storage cupboard, radiator.

#### **Bedroom 1**

13' 8" max x 9' 7" max ( 4.17m max x 2.92m max )  
Double glazed bay window to front aspect, radiator, fitted wardrobe, fitted carpet.

#### **En-Suite**

Radiator, shower cubicle, tiled walls, laminate floor, wc, wash hand basin.

#### **Bedroom 2**

10' 7" x 9' 8" ( 3.23m x 2.95m )

Double glazed window to rear aspect, radiator, fitted carpet.

#### **Bedroom 3**

7' 9" x 7' 7" ( 2.36m x 2.31m )

Double glazed window to front aspect, radiator, fitted carpet.

#### **Bathroom**

Double glazed window to rear aspect, radiator, paneled bath, wash hand basin, wc, laminate floor, tiled walls.

#### **Exterior**

#### **Front Garden**

To the front of the property is a driveway, garage.

#### **Rear Garden**

To the rear of the property is a patio area, lawn area, shed, mature shrubs.





***view this property online*** [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



welcome to

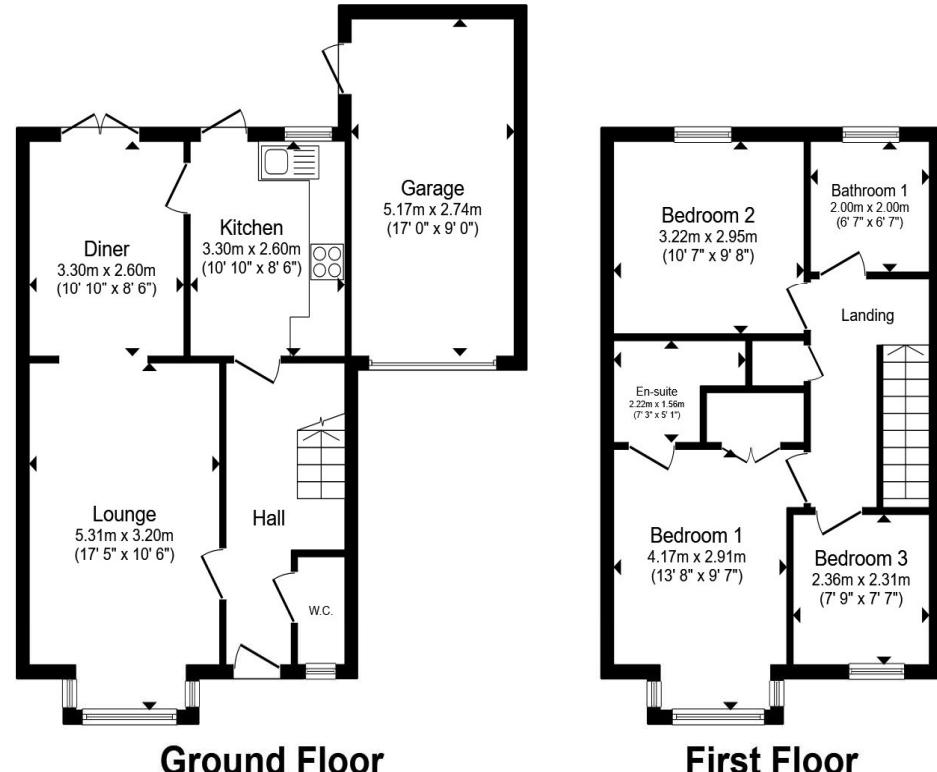
## Waltham Gate, Waltham Cross

- Detached family home
- Chain free
- Three bedrooms
- Drive and garage
- Two reception rooms

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

**£525,000**



Ground Floor

First Floor

Total floor area 102.1 m<sup>2</sup> (1,099 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



view this property online [williamhbrown.co.uk/Property/BRX109537](http://williamhbrown.co.uk/Property/BRX109537)



Property Ref:  
BRX109537 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)